



**CHEROKEE SURVEYING SERVICES**  
**Registered Professional Land Surveyors**

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Firm No. 100466-00

January 18, 2022

RE: Wm T. Saddler, A-308  
Anderson County, Texas

**DESCRIPTION**

BEING 18.76 acres of land in the WILLIAM T. SADDLER SURVEY, ABSTRACT NO. 308, Anderson County, Texas, and being a part of a called 54.34 acre tract described in deed from Marjorie Ruth Koepnick Gibson King and Ruby Coker to Donald E. Carroll and wife, Clare M. Carroll, September 16, 2002, recorded in Volume 1764, page 87, of the Official Public Records of Anderson County, (hereinafter shown as volume/page, OPR for Official Public Records, DR for Deed Records). SAID tract described as follows, Bearings are GRID based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations. At the Point of Beginning the angle of convergence is 02 deg. 30 min. 53 sec. and the combined scale factor is 0.99993726. To get to True North rotate bearings recited herein clockwise by the angle of convergence. To get to surface distances, divide distances recited herein by the combined scale factor. All corners called to be set herein are capped with plastic cap marked KIRBY 4978. SEE PLAT NO: 2022-02:

BEGINNING at a 1/2" steel rod found by a 2" iron pipe post in the South line of a called 55.98 acres described as Second Tract from Esther J. Hearne to Arnold Starr, October 1, 1980, 930/751, DR, for the Northwest corner of the residue of 74.8 acres described as First Tract in deed 930/751, DR, and for the Northeast corner of the said 54.34 acres;

THENCE South 05 deg. 34 min. 21 sec. West, with the East line of said 54.34 acres, and at 662.96 pass a 1/2" steel rod found for the Southwest corner of said Starr First Tract and the Northwest corner of a called 4.10 acres described as Tract 3 in deed from the Olia Gibson and Alma June Gibson Living Trust to Virginia Lee Gibson Watkins, April 8, 1996, 1453/76, OPR, and continuing and at 763.51 feet pass a 1/2" steel rod found for the Southwest corner of the said 4.10 acres and the Northwest corner of a called 0.55 acres described as Tract 1 in deed, 1453/76, OPR, and continuing and at 976.50 feet pass a 1/2" steel rod found at a broken cross tie fence corner in the North limits of County Road No. 176, and continuing 990.39 feet in all to a calculated point for corner in said road for the Southeast corner of said 54.34 acres and the Northwest corner of a called 3.41 acres described in deed from Don H. Wilson, INC. to Tower Resources INC., June 25, 2018, 2614/199, OPR, and for the Northeast corner of a called 54.34 acres described in deed from Marjorie Gibson King and Ruby Coker to Becky Gibson Hoag, September 11, 2009, 1762/431, OPR;

THENCE Westerly with said road and the South line of said Carroll 54.34 acres and the North line of said Hoag 54.34 acres as follows: South 88 deg. 56 min. 22 sec. West - 124.91 feet, North 81 deg. 55 min. 54 sec. West - 82.19 feet, North 61 deg. 55 min. 54 sec. West - 82.19 feet, South 77 deg. 30 min. 59 sec. West - 315.52 feet near a fork in the county road, South 84 deg. 40 min. 18 sec. West, with the Southerly fork road, 182.39 feet to a 1/2" steel rod found in the West limits of said road for the most Easterly Southwest corner of said Carroll 54.34 acres and the Southeast corner of a called 2.00 acres described in deed from Tommy D. Bradshaw to Daniel H. Loffer, November 17, 2005, 1941/165, OPR;

THENCE North 01 deg. 40 min. 34 sec. West, with a East line of said Carroll 54.34 acres and the East line of said 2.00 acres and passing the return of the North fork in road, and continuing 295.16 feet to a calculated point in said road for an ELL corner of the 54.34 acres and the Northeast corner of the 2.00 acres from which a 1/2" steel rod found for reference corner bears South 88 deg. 19 min. 26 sec. West - 25.00 feet;

THENCE Northerly crossing said Carroll 54.34 acres and continuing with said road as follows: North 01 deg. 46 min. 53 sec. West - 623.75 feet, North 28 deg. 45 min. 23 sec. West - 68.66 feet, North 78 deg. 08 min. 45 sec West - 76.31 feet, and North 02 deg. 58 min. 35 sec. West - 10.61 feet to a 3/8" steel rod set in the North line of said Carroll 54.34 acres and the South line of the 55.98 acres for the Northwest corner of this tract;

THENCE Easterly with the North line of said Carroll 54.34 acres and the South line of the 55.98 acres as follows: North 87 deg. 01 min. 22 sec East - 106.86 feet to a 1/2" steel rod found by a T-post, and North 89 deg. 12 min. 04 sec. East - 894.29 feet to the PLACE OF BEGINNING and containing within these calls 18.76 acres of which approximately 0.98 acres lies within the limits of County Road No. 176.

Alan M. Kirby  
Registered Professional Land Surveyor No. 4978

